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Type of Instrument: LIS PENDENS
Recorded: 8/14/2014 3:07:59 PM
Index Number: 14 66535 Sequence Number: 264804
Plaintiff(s) :

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JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Defendant(s) :

MEHLING, BRIAN

Attorney(s) :

AMANDA GENTILE

TAX_MAP_NO:
0900-064.00-02.00-016.003

Liber Page(s):
M00020959-276

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

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FILED: SUFFOLK COUNTY CLERK 08/14/2014 02:08 PM INDEX NO. 066535/2014
NYSCEF DOC. NO. 3 RECEIVED NYSCEF: 08/14/2014

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

----------x

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

-against-

BRIAN MEHLING; ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION; NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE; SEVEN OAKS PARTNERS LP; UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE; ; "JOHN DOES" and "JANE DOES", said names being fictitious, parties intended being possible tenants or occupants of premises and corporations, other entities or persons who have, claim, or may claim, a lien against, or other interest in, the premises,

Defendant(s),

----------x

Index No.

D/O/F:

NOTICE OF PENDENCY

Premises Address:
396 WATERMILL TOWD RD
SOUTHAMPTON, NY 11968

NOTICE IS HEREBY GIVEN, that an action has been commenced and is pending in this Court upon a complaint of the above named plaintiff against the above named defendants for the foreclosure of a certain mortgage given by:

BRIAN MEHLING to WASHINGTON MUTUAL BANK FA bearing date October 20, 2004 and recorded in Liber M00020959 of Mortgages at Page 276 in the County of Suffolk on January 19, 2005. Thereafter said mortgage was assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION by Assignment of Mortgage dated August 29, 2008 recorded in the County of Suffolk on October 9, 2008 in Liber M00021759 of Mortgages at Page 493. A second mortgage from BRIAN MEHLING, to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION was made on September 16, 2008 and recorded in Liber M00021759 at Page 200 in the County of Suffolk on October 9, 2008. Said mortgages were thereafter consolidated by agreement dated September 16, 2008, and recorded in the County of Suffolk on October 9, 2008 in Liber M00021759 at Page 494, creating a single lien of $1,676,000.00

That the mortgaged premises affected by said foreclosure action are situate in the County of Suffolk, State of New York, and more specifically described in "Schedule A" annexed hereto and made a part hereof.

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Said premises are commonly known as 396 WATERMILL TOWD RD, SOUTHAMPTON, NY 11968 and bearing tax map designation: Dist.: 0900 Section: 064.00 Block: 02.00 Lot(s): 016.003

The Clerk of the County of Suffolk is directed to index this notice to the names of the defendants and the property identified above.

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Dated: August 13, 2014

Amanda Gentile, Esq.
ROSICKI, ROSICKI & ASSOCIATES, P.C.
Attorneys for Plaintiff
Main Office 51 E Bethpage Road
Plainview, NY 11803
516-741-2585

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2775877 0900-064.00-02.00-016.003

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Schedule A

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Title Number:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the State of New York, County of Suffolk, Town of Southampton.

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BEGINNING at a point on the Easterly side of Water Mill Towd Road, located at the Southwesterly corner of the herein described parcel, which point is distant the following five courses and distances from the intersection of the Easterly side of Water Mill Towd Road and the Southerly side of Willis Valley Road:

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1. South 5 degrees 22 minutes 35 seconds West, 336.15 feet;

2. South 7 degrees 15 minutes 05 seconds East, 395.73 feet;

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3. South 31 degrees 42 minutes 25 seconds East, 278.25 feet;

4. South 44 degrees 18 minutes 45 seconds East, 281.43 feet;

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5. South 37 degrees 45 minutes 25 seconds East, 315.90 feet;

RUNNING THENCE from the point or place of beginning northerly along the arc of a regular curve bearing to the left having a radius of 121.24 feet, a distance of 100.16 feet to a point;

THENCE North 4 degrees 54 minutes 38 seconds East, a distance of 70.79 feet;

THENCE South 85 degrees 59 minutes 10 seconds East, a distance of 215.27 feet to lands now or formerly of Robert and Evelyn Cassidy;

THENCE South 4 degrees 00 minutes 50 seconds West, a distance of 529.21 feet to the Easterly side of Water Mill Towd Road;

THENCE Northerly along the Easterly side of Water Mill Towd Road, the following two courses and distances:

1. North 26 degrees 10 minutes 35 seconds West, a distance of 273.31 feet;

2. North 37 degrees 45 minutes 25 seconds West, a distance of 179.23 feet to the point or place of BEGINNING.

District: 0900 Section: 064.00 Block: 02.00 Lot: 016.003